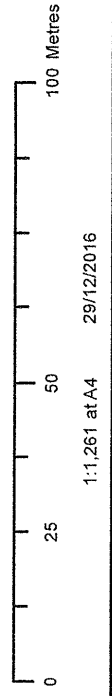
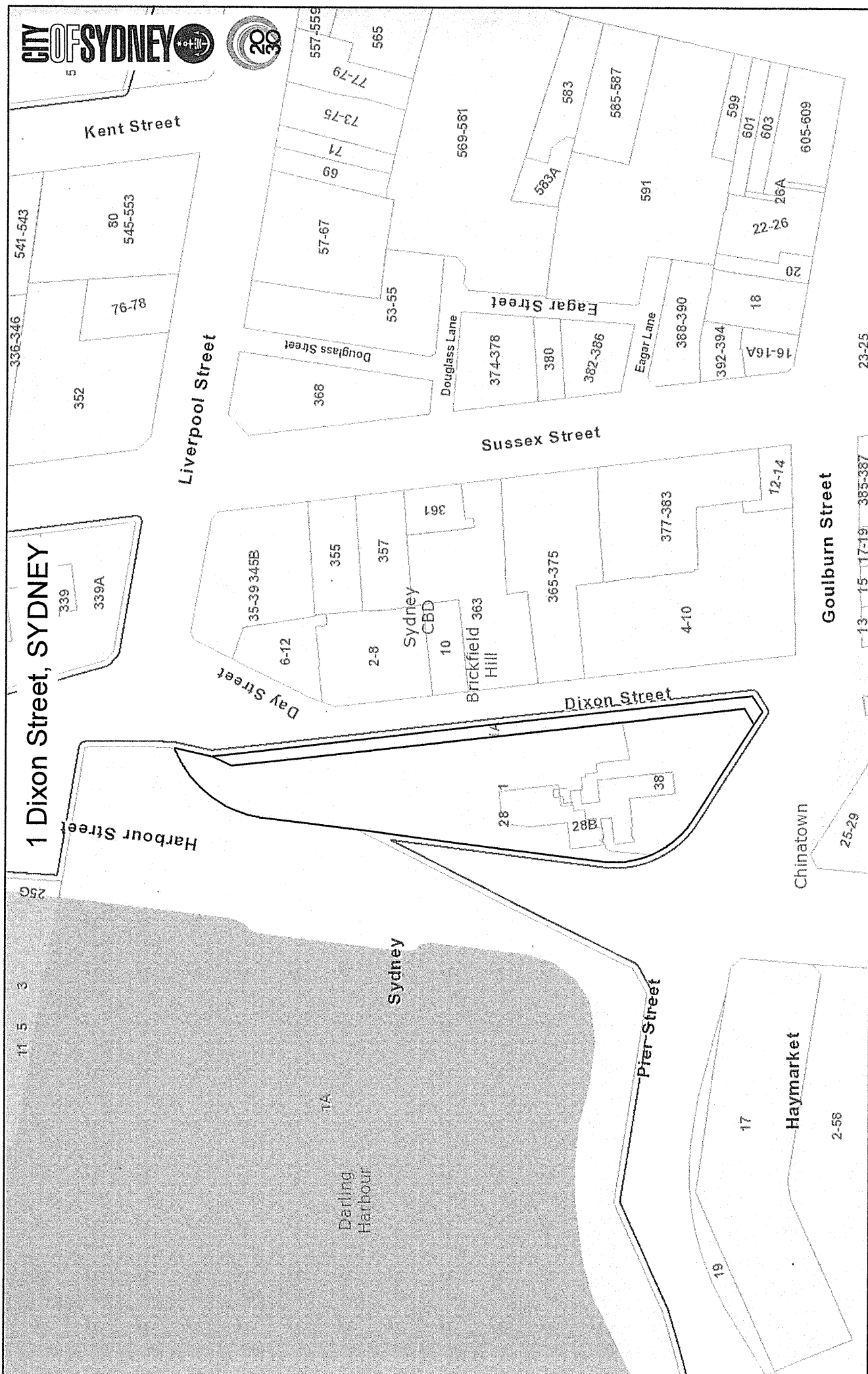


Attachment F

**Council Officer Inspection Report -
1 Dixon Street, Sydney**



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1:1,261 at A4 29/12/2016

**Council investigation officer Inspection and Recommendation Report
Clause 17(2) of Schedule 5, of the Environmental Planning and Assessment Act
1979 (the Act)**

File: CSM1942145

Officer: Joe Kalgovas

Date: 29/08/2018

Premises: 1 Dixon Street, 1A Dixon Street, 28 Harbour Street, 28B Harbour Street and 38 Harbour Street, Sydney.

Executive Summary:

Council received correspondence from the Commissioner of Fire and Rescue NSW (FRNSW) in relation to the subject premises with respect to matters of fire safety.

Specifically the correspondence related to matters of fire safety concerning the CEO Karaoke on Level 1 of the building.

The premises is located within a multi-storey commercial and residential building which contains apartments, shopping centre, a hotel and basement car parking. The building is located on the western side of Dixon Street Sydney and is bounded on the South by Goulburn Street, on the North by Liverpool Street and on the West by Harbour Street.

The building has an approximate rise in storeys of 20 and overall has an effective height greater than 25m.

The building design incorporates performance features (fire safety) which sets it apart from traditional compliance with the Building Code of Australia.

The subject premises is affected by a current City Council fire safety order (issued 9 May 2017) and is currently in the latter stages of being complied with.

An inspection of the premises undertaken by a Council investigation officer in the presence of the facility manager and the building manager revealed that there are no new (additional) significant fire safety issues that would lie outside the scope of the present order.

It is considered that the items identified by FRNSW have been addressed by the scope of works specified under the above order.

Observation of the external features of the building did not identify metallic sheet cladding.

Chronology:

Date	Event
21/08/2018	FRNSW correspondence received regarding premises CEO Karaoke 1 Dixon Street Haymarket which is 1 Dixon Street, 1A Dixon Street, 28 Harbour Street, 28B Harbour Street and 38 Harbour Street, SYDNEY
22/08/2018	Desktop review identified that a Fire Safety Order was current for the building.
29/08/2018	An inspection of the subject premises was undertaken by a Council officer who found that the works required under the order appear to have been completed and that a detailed review of certification documentation needed to be carried out to establish complete compliance.

FIRE AND RESCUE NSW REPORT:

References: D18/36868; 2018/442430

Fire and Rescue NSW conducted an inspection of the subject premises after receiving an enquiry on 8 December 2017 of which details have not been provided.

Issues

The report from FRNSW detailed a number of issues with regard to the CEO Karaoke venue, in particular noting:

1. That additional exit signs may need to be installed as the path to open space is confusing.
2. Several self-closing devices on fire doors were not working.
3. Spacing of sprinkler coverage appeared to be inadequate in accordance with relevant standard.
4. Electrical cabling did not appear to be fire rated and protected from damage.

FRNSW Recommendations

FRNSW have made several recommendations within their report. In general FRNSW have requested that:

1. Council seek the submission of a BCA audit report for the premises, prepared by an A1 accredited certifier, detailing the non-compliances relative to Parts C1, C2, C3, Parts D1, D2 and Parts E1, E2 and E4 of the BCA;
2. In its capacity as the regulatory authority take action to have the abovementioned items appropriately addressed;
3. Advise them its determination in relation to this matter in accordance with the provisions of clause 17(4) of Schedule 5 of the Environmental Planning and Assessment Act 1979.

COUNCIL INVESTIGATION OFFICER RECOMMENDATIONS:

Issue Order(NOI)	Issue emergency Order	Issue a compliance letter of instruction	Cited Matters rectified	Continue to undertake compliance action in response to issued Council correspondence	Continue with compliance actions under the current Council Order	Other (to specify)

That Council note that the owners of the building have already been served with an Order under the requirements of the Environmental Planning and Assessment Act, 1979.

The issued fire safety order once deemed compliant will provide the occupants of the premises with adequate provisions for fire safety.

Follow-up compliance activities are being undertaken by a Council officer to ensure identified fire safety matters are suitably addressed and that compliance with the terms of Council's Order are met.

It is recommended that Council not exercise its powers to give an Order at this time, having regard to the existing Order mentioned in this report.

That the Commissioner of FRNSW be advised of Council's actions and outcomes

Referenced documents:

No#	Document type	Trim reference
A1.	Fire and Rescue NSW report	2018/446704-01
A2.	Locality Plan	2018/446704-02
A3	Attachment cover sheet	2018/446740-03

Trim Reference: 2018/446704

CSM reference No#: 1942145



File Ref. No: BFS18/477 (8000002826)
TRIM Ref. No: D18/36868
Contact: Senior Firefighter [REDACTED]

20 August 2018

The General Manager
The Council of the City of Sydney
GPO Box 1591
SYDNEY NSW 2001

council@cityofsydney.nsw.gov.au

Dear Sir/Madam

**Re: INSPECTION REPORT
CEO KARAOKE
1 DIXON STREET HAYMARKET (the premises)**

Pursuant to Section 119T(1) of the *Environmental Planning and Assessment Act 1979* (the *Act*), an inspection of the *premises* was conducted on 8 December 2017 by authorised fire officers from the Fire and Rescue NSW (FRNSW) Fire Safety Branch in the company of representatives of the NSW Police Force and the Council of the City of Sydney.

It should be noted that the inspection of the *premises* was conducted prior to the amendments of the *Act* on 1 March 2018. As such, all references to sections and any relevant provisions in this report have been made in accordance with the provisions in force at the time and prior to the commencement of the amending legislation.

The inspection of the *premises* was limited to the following:

1. A visual inspection of the essential fire safety measures as identified in this report only.
2. A conceptual overview of the building, where an inspection had been conducted without copies of the development consent or copies of the approved floor plans.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Sections 119T(4) & 121ZD(1) of the *Act*. Please be advised that Section 121ZD(2) of the *Act* requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.



Comments

The following items were identified as concerns during the inspection:

1. The path of travel to road or open space is confusing. Additional directional exit signs may need to be installed to ensure occupants are aware to travel up or down the stairs to get to road or open space.
2. Several self-closing devices fitted to fire doors were disabled or broken and are incapable of returning each door leaf to the fully-closed position after each opening.
3. Sprinkler coverage appears to be inadequate-the spacing of the sprinklers does not appear to be in accordance with the relevant standard of performance.
4. Electrical cabling did not appear to be fire rated and was not adequately protected from physical or mechanical damage.

Due to the observations listed above the authorised officers believe adequate provision for fire safety has not been made in or in connection with the building.

Recommendations

FRNSW recommends that Council:

- a. Council seek the submission of a BCA audit report for the premises, prepared by an A1 accredited certifier, detailing the non-compliances relative to Parts C1, C2, C3, Parts D1, D2 and Parts E1, E2 and E4 of the BCA.
- b. Seek to address any deficiencies associated with the observations listed above.

This matter is referred to Council as the appropriate regulatory authority. FRNSW awaits Council's advice regarding its determination in accordance with Section 121ZD(4) of the Act.

Should you have any further enquiries regarding any of the above matters, please contact the Fire Safety Branch.

Yours faithfully

[Redacted Signature]

Senior Firefighter [Redacted]
Team Leader
Fire Safety Command Liaison Unit

Unclassified

Fire & Rescue NSW

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